

# A P P E N D I X C

## Capital Facilities

Note: This appendix identifies a list of typical public facilities and services that would be appropriate in the Dulles South Area for the projected population using a set of minimum service standards developed by the Citizens' Committee.



# Parks and Recreation

## Facilities in Eastern Loudoun County

Activity	Loudoun Standard	Facilities in Eastern Loudoun	Actual Standards	Dulles South
Baseball				
90 foot	1 field/5,000	5	1:10,357	13 fields
60 foot	1 field/3,000	7	1:7,393	17 fields
Softball	1 field/2,000	11	1:4,708	27 fields
Basketball	1 court/2,000	8	1:6,473	20 courts
Football	1 field/10,000	2*	0:51,787	(0 fields) 3 fields
Park Land <sup>1</sup>	12 acres/1,000	428 ac.	8.26:1,000	1040 acres
Picnic shelters	1 shelter/5,000	2	1:25,894	5 shelters
Soccer	1 field/2,000	16	1:3,237	39 fields
Swimming				
Junior Pool	1 pool/5,000	0		0
Olympic Pool	1 pool/10,000	0		0
Tennis	1 court/2,000	5	1:10,357	12 courts
Trails	2 miles/1,000	24	.46:1,000	58 miles
Volleyball	1 court/5,000	1	1:51,787	3 courts
Playground		3	1:17,262	8

\* The Department of Parks and Recreation does not schedule or use either of these fields.

<sup>1</sup> Park Land includes all land owned and leased by the County, outside of schools.

## Community Center

Facility	Size	Actual Standard
Arcola	12,457	
Sterling	8,571	
Sterling Annex	11,545	
<b>TOTAL</b>	<b>32,573 sq. ft.</b>	<b>.62 sq. ft. capita</b>

Dulles South needs: 78,120 sq. ft. community center space\*

\* would include some other Parks & Recreation facilities in footage  
(e.g. basketball, volleyball courts)

## Sheriff's Department

Facility	Size	Actual Standard
Sterling Substation	1,900 sq. ft.	.0367/per capita

Dulles South needs: 4624 sq. ft. 1 Sheriff's substation

## Fire and Rescue

Facility	Site Size	Actual Standard
Ashburn	1.5-5 acres	1 site per 12, 947
Sterling Park	1.5-5 acres	1 site per 12, 947
Sugarland Run (2)	1.5-5 acres	1 site per 12, 947

Dulles South needs: 10 substations- 15 to 50 acres

## Mental Health/Mental Retardation

Facility	Size	Actual Standard
Sterling Mental Health Center	6,780 sq. ft.	.13 sq. ft./per capita
Group Home Avg.	1,500 sq. ft./6 res.	.028 beds per capita .12 beds per 1,000
<b>Total</b>	<b>8,280</b>	

Dulles South needs: Mental Health Facilities = 16,380 sq. ft. = 1 shared facility  
Group Home 1 = 3,528 sq. ft. 15 beds = 2 group homes.

## Libraries

Facility	size	No. of Volumns	Standard
Eastern Regional	28,950 sq. ft.	114,000	.56 sq. ft./capita
Sterling Branch	9,126 sq. ft.	40,000	.18 sq. ft./capita
<b>Total</b>	<b>38,075 sq. ft.</b>	<b>154,000</b>	

Square feet per person = .73 sq. ft. per capita (.6 sq. ft. is recommended service level)

Volumns per person = 3.0 books per capita

Dulles South : Total Square feet = 75,600\* (91,980) Total Volumns = 378,000 volumns

1 Regional library 2-3 branch libraries

\* Figure using service plan standard would require less square footage than actual standard.

## Youth Shelter

Facility	size	Actual Standard
Youth Shelter	6,000 sq. ft. 10 beds	.06 sq. ft./per capita .10 beds per 1, 000

Dulles South needs: 7, 560 square feet 13 beds 1 youth shelter

## General Government

Facility	size	Actual Standard
Sterling Treasurer's Office	2,874 sq. ft.	.05 sq. ft./per capita

Dulles South: General Government - 6,300 sq. ft. facility with multiple users.

## Area Agency on Aging

Facility	size	Actual Standard
Senior Cafe (Sterling Annex)	1,200 sq. ft.	
Sr. Nutrition Facility (Arcola)	1,540 sq. ft.	
<b>Total</b>	<b>2,740</b>	<b>.053 sq. ft./per capita</b>

Dulles South: 6,678 sq. ft. 1-2 centers

Does not include 10,000 sq. ft. multi-purpose facility proposed in CIP

## Schools

Facility	Facilities needed in Dulles South	Schools/Students
High Schools	4	1:1,350 students
Middle Schools	4	1:1,100 students
Elementary Schools	15	1:750 students

## Generalized School Locations

Arcola Elementary School



Proposed Elementary School



Proposed Middle Schools



Proposed High Schools

